

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Peter Green, legal owner...of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.30.1 to permit lot widths of 50' in lieu of the required 55' for Lots 18 and 19 and to allow a side yard setback of 7' for the existing dwelling on lot 18 in lieu of the required 10'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

These recorded lots in Lynch Point are only 50' wide. They do not meet the present zoning building lot width requirement of 55'. Therefore, this variance is being requested to allow the 50' recorded lot widths on lot 18 and 19.

For other reasons to be determined at the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser Peter Green Legal Owner
Address 1807 Snow Meadow Lane Apt 301
Baltimore, MD. 21204 484 2474
Petitioner's Attorney _____
Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of February, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 1st day of May, 1980 at 9:30 o'clock A.M.

(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SW/S of Ella Ave., 350' : OF BALTIMORE COUNTY
SE of Grace Rd., 15th District
PETER GREEN, Petitioner : Case No. 80-221-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Km. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of April, 1980, a copy of the foregoing Order was mailed to Mr. Peter Green, 1807 Snow Meadow Lane, Apt. 301, Baltimore, Maryland 21209, Petitioner.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Peter Green
1807 Snow Meadow Lane
Baltimore, Maryland 21209

cc: Spellman, Larson & Assoc.
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 19th day of February, 1980.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Peter Green
Petitioner's Attorney _____

Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 21, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Peter Green
1807 Snow Meadow Lane
Baltimore, Maryland 21209

RE: Item No. 167
Petitioner - Peter Green
Variance Petition

Dear Mr. Green:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct a dwelling on a 50' lot, leave the existing dwelling remain on a similar sized lot and legalize the existing side setback of this structure, these Variances are required.

In accordance with our conversation, you also own lot 20. However, a Variance was not requested, because you propose to locate a dwelling at a point where the width of this lot is at least 55'.

Particular attention should be afforded to the comments of the Department of Permits and Licenses.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Item No. 167
Variance Petition
April 21, 1980

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:chk

Enclosures

cc: Spellman, Larson & Assoc.
Towson, Md. 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 25, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #167 (1979-1980)
Property Owner: Peter Green
S/W/S Ella Ave. 350' S/E Grace Rd.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for Lots 18 and 19 and to permit a side setback of 7' in lieu of the required 10' for the existing dwelling on lot 18.
Acres: 0.37 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Ella Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 40-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The property to be developed is located adjacent to tidewaters. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basement) of residential development and other special construction features are required.

Item #167 (1979-1980)
Property Owner: Peter Green
Page 2
March 25, 1980

Water and Sanitary Sewer:

The 8-inch public water main in Ella Avenue (Drawing #46-0092, File 3) terminates approximately 20 feet westerly of Lot 19 of Block "T", Lynch Point (W.P.C. 8, Folio 38).

There is a fire hydrant at the intersection of Alice Avenue and River Drive Road.

There is public 8-inch sanitary sewerage in Ella Avenue (Drawing #49-1034, File 1).

Very truly yours,

Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: W. Munchel

P-SE Key Sheet
20 SE 33 Pos. Sheet
SE 5 I Topo
111 Tax Map

UPPER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

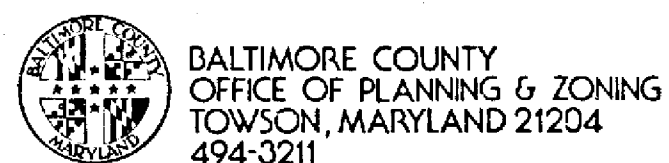
Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of May, 1980, that the herein Petition for the Variance(s) to permit lot widths of 50 feet for Lots 18 and 19 in lieu of the required 55 feet and a side yard setback of 7 feet for the existing dwelling on Lot 18 in lieu of the required 10 feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

John M. H. Jung
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County



JOHN F. SEYFFERT
DIRECTOR

March 11, 1980

Mr. William E. Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #167, Zoning Advisory Committee Meeting, February 19, 1980, are as follows:

Property Owner: Peter Green
Location: SW/S Ella Avenue 350' SE Grace Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for lots 18 and 19 and to permit a side setback of 7' in lieu of the required 10' for the existing dwelling on lot 18.

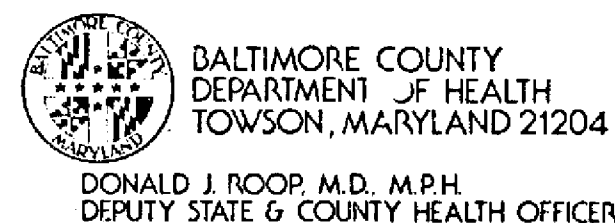
Acres: 0.37
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

March 21, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 167, Zoning Advisory Committee meeting of February 19, 1980, are as follows:

Property Owner: Peter Green
Location: SW/S Ella Avenue 350' SE Grace Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for Lots 18 and 19 and to permit a side setback of 7' in lieu of the required 10' for the existing dwelling on Lot 18.

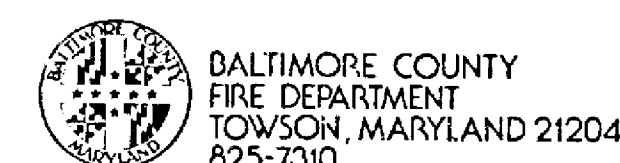
Acres: 0.37
District: 15

Metropolitan water and sewer is available; therefore, no health hazards are anticipated.

Very truly yours,

James J. Forrest
James J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IUF/mw



PAUL H. REINCKE
CHIEF

February 29, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Peter Green

Location: SW/S Ella Ave. 350' SE Grace Rd.

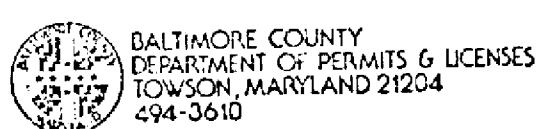
Item No: 167 Zoning Agenda: 2-19-80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *James J. Forrest* Noted and Approved: *George M. Hagan*
Planning Group Fire Prevention Bureau
Special Inspection Division



RED ZALESKI JR.
DIRECTOR

February 26, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #167 Zoning Advisory Committee Meeting, February 19, 1980 are as follows:

Property Owner: Peter Green
Location: SW/S Ella Ave. 350' SE Grace Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for Lots 18 and 19 and to permit a side setback of 7' in lieu of the required 10' for the existing dwelling on Lot 18.

Acres: 0.37
District: 15th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, and other applicable Codes.
- X B. A building/_____ permit shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/4.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer, certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
- X I. Comments: SPECIAL NOTE: Dwellings in areas subject to inundation may be prohibited from having a basement- See the Section of Code attached.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CED:raj

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS

BILL 199 - 79 BALTIMORE COUNTY BUILDING CODE 1978

EFFECTIVE MARCH 1, 1980

SECTION 319.0 A new section added to read as follows:

SECTION 319.0 Construction in Areas Subject to Flooding.

319.1 Areas Subject to Inundation by Tidelwaters.

1. Where buildings or additions are built in areas subject to inundation by tidewaters, the lowest floor (including basement) shall not be lower than one (1) foot above the 100 year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive. Such buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure, be constructed with materials resistant to flood damage.

2. Crawl spaces under buildings constructed in the tidal flood plain as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require onsite waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

319.2 Riverine areas subject to inundation by surface waters within the 100 year flood plain.

1. No structure or additions shall be allowed within the 100 year flood plain of any watercourse. The 100 year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive; this determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 106.0 or 123.0 as applicable, except that rebuilding or residential dwellings units damaged in excess of 50 percent of physical value shall also be governed by the provisions of subsection 319.1 of this section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 319.1 when damage exceeds 50 percent of physical value.

EEJ/

Charles E. Burnham

PETITION FOR VARIANCE

15th District

ZONING: Petition for Variance for lot widths and side yard setbacks

LOCATION: Southwest side of Ella Avenue, 350 feet Southeast of Grace Road

DATE & TIME: Thursday, May 1, 1980 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit lot widths of 50 feet in lieu of the required 55 feet for Lots 18 and 19 and a side yard setback of 7 feet for the existing dwelling on Lot 18 in lieu of the required 10 feet

The Zoning Regulation to be excepted as follows:

Section 1802.30.1 - Development Standards for Small Lots or Tracts

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Peter Green, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, May 1, 1980 at 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: _____ Date: April 8, 1980
John D. Seyffert, Director
FROM: _____ Office of Planning and Zoning
SUBJECT: Petition No. 80-221-A Item 167

Petition for Variance for lot widths and side yard setbacks
Southwest side of Ella Avenue, 350 feet Southeast of Grace Road
Petitioner - Peter Green

Fifteenth District

HEARING: Thursday, May 1, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ab

March 28, 1980

Mr. Peter Green
1807 Snow Meadow Lane - Apt. 301
Baltimore, Maryland 21209

NOTICE OF HEARING

RE: Petition for Variance - SW/S Ella Avenue, 350' SE of Grace Road
Case No. 80-221-A

TIME: 9:30 A.M.

DATE: Thursday, May 1, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 18, 1980

Mr. Peter Green
1807 Snow Meadow Lane, Apt. 301
Baltimore, Maryland 21209

RE: Petition for Variance
SW/S Ella Ave., 350' SE
of Grace Road
Case No. 80-221-A

Dear Mr. Green:

This is to advise you that \$57.00 is due for
advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and
remitt to Sandra Jones, Room 113, County Office Building, Towson,
Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:ej



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 15, 1980

Neil J. Lewis, Esquire
235 Equitable Building
Baltimore, Maryland 21202

RE: Petition for Variance
SW/S of Ella Ave., 350' SE of Grace
Rd. - 15th Election District
Peter Green - Petitioner
NO. 80-221-A (Item No. 167)

Dear Mr. Lewis:

I have this date passed my Order in the above captioned matter in accordance
with the attached.

Very truly yours,

JEAN H. MESSIAN, III, Esquire
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel



SPELLMAN, LARSON
& ASSOCIATES, INC.

SUITE 110 - JEFFERSON BUILDING
103 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-3535

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
LOUIS J. PIASECKI, P.E.

DESCRIPTION FOR VARIANCE TO ZONING NO. 7113 AND NO. 7115 ELLA AVENUE, 15th DISTRICT,
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the southwest side of Ella Avenue,
20 feet wide, at the distance of 350.00 feet measured southeasterly along the
southwest side of Ella Avenue from the southeast side of Grace Road and running
thence and binding on the southwest side of Ella Avenue South 62 Degrees 06 Min-
utes 12 Seconds East 100.00 feet thence leaving the Southwest side of Ella Avenue
and running South 27 Degrees 53 Minutes 48 Seconds West 159.36 feet to the edge
of Back River and running thence and binding on Back River North 68 Degrees
12 Minutes 47 Seconds West 10.61 feet, North 66 Degrees 04 Minutes 41 Seconds
West 14.37 feet and North 67 Degrees 59 Minutes 20 Seconds West 75.52 feet
thence leaving Back River and running North 27 Degrees 53 Minutes 48 Seconds
East 169.23 feet to the place of beginning.

Containing 0.37 acres of land, more or less.

4-27-79



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

April 21, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

This department has no comment for the items #165, 166, and 167.

Very truly yours,

Michael S. Flanigan
Traffic Engineering Associate II

MSF/mjm

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 7 day of Feb, 1980

Filing Fee \$ 25 Received: Check
Cash
Other

167

Petitioner

Submitted by William E. Hammond, Zoning Commissioner

Petitioner's Attorney

Reviewed by

*This is not to be interpreted as acceptance of the Petition for assignment of a
hearing date.

PETITION MAPPING PROGRESS SHEET

| FUNCTION | Wall Map | | Original | | Duplicate | | Tracing | | 200 Sheet | |
|--|---|----|----------|----|-----------|----|---------|----|-----------|----|
| | date | by | date | by | date | by | date | by | date | by |
| Descriptions checked and outline plotted on map | | | | | | | | | | |
| Petition number added to outline | | | | | | | | | | |
| Denied | | | | | | | | | | |
| Granted by ZC, BA, CC, CA | | | | | | | | | | |
| Reviewed by: <i>WME</i> | Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/> | | | | | | | | | |
| Previous case: | Map # | | | | | | | | | |

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 4/13/80

Posted for: Petitioner's Attorney

Petitioner: Peter Green

Location of property: SW/S Ella Ave., 350' SE of
Grace Rd.

Location of Signs: Northside corner of Lot 18, bearing
intersection of Ella Ave. & Grace Rd.

Remarks:

Posted by Jean Hammond Date of return: 4/14/80

Signature
Reviewed by M. J. Green

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: March 28, 1980 ACCOUNT: 01-662

RECEIVED BY: E. Green Associates, Inc.
FROM: Filing Fee for Case No. 80-221-A

AMOUNT: \$25.00

VALUATION OF SIGNATURE OF CLERK: 2500.00

No. 88370

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: May 1, 1980 ACCOUNT: 01-662

RECEIVED BY: Peter Green
FROM: Advertising and Posting for Case No. 80-221-A

AMOUNT: \$70.00

VALUATION OF SIGNATURE OF CLERK: 5700.00

No. 088800

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD., April 20, 1980

THIS IS TO CERTIFY that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., on each
day of the week, before the 1st day of May, 1980, the first publication
appearing on the 10th day of April, 1980.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$ 4.50



15th District
Zoning: Petition for Variance
for lot widths and side yard
setbacks.

15th District
Zoning: Petition for Variance for lot widths and side yard setbacks.
Location: Southwest side of Ella avenue, 350 feet southeast of Grace road.
Date & Time: Thursday, May 1, 1980 at 9:30 a.m.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit lot widths of 50 feet in lieu of the required 55 feet for Lots 18 and 19 and a side yard setback of 7 feet for the existing dwelling on Lot 18 in lieu of the required 10 feet.

The Zoning Regulation to be excepted as follows:

Section 1B02.3C.1
Development Standards for
Small-Lot Subdivisions

Small Lots or Tracts
All that parcel of land in the
Fifteenth District of Baltimore
County

Beginning for the same at a point on the southwest side of Ella avenue, 20 feet wide, at the distance of 350.00' feet measured southeasterly along the southwest side of Ella avenue from the southeast side of the River and running thence and binding on the southwest side of Ella avenue South 62° 06 minutes 12 seconds East 100.00 feet thence leaving the Southwest side of Ella avenue and running South 66° 12 minutes 47 seconds West 159.36 feet to the edge of Back River and running thence and binding on Back River North 66° 12 minutes 47 seconds West 159.36 feet to the edge of Back River North 67° 59 minutes 20 seconds West 75.52 feet thence leaving Back River and running North 27° 53 minutes 48 seconds East 159.23 feet to the point of beginning.

Containing 0.32 Acres of land.

Being the property of Peter Green, as shown on plat plan filed with the Zoning Department.

Hearing Date:
THURSDAY, MAY 1, 1980
AT 9:30 A.M.

Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Md.

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

For Rent

Essex, Md., April 10 19⁸⁰

This is to Certify, That the annexed

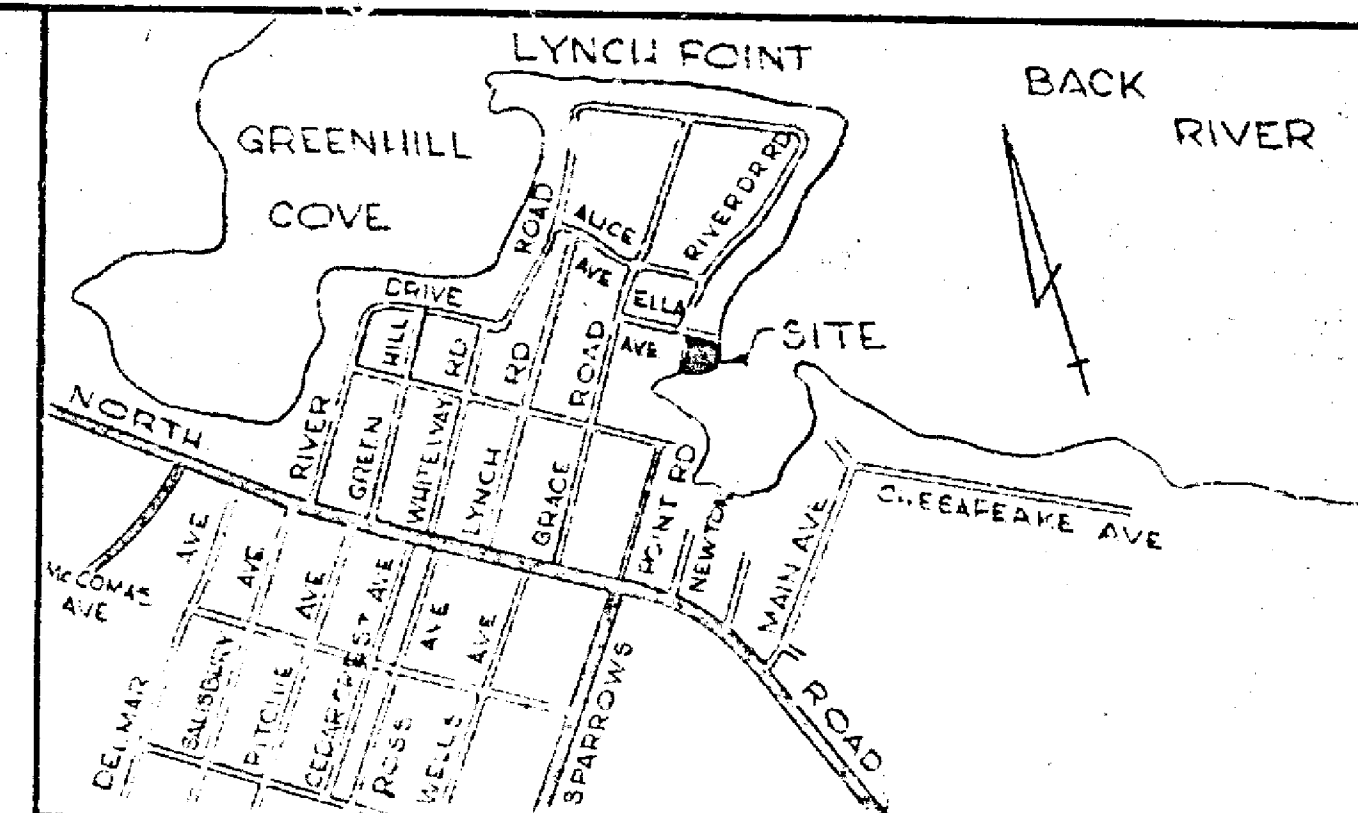
Peterson
Peter green

was inserted in ~~the~~ Essex Times, a newspaper
printed and published in Baltimore County, once in
each of one successive

weeks before the 10th day of

1/11/1988
 April 1988
 Publisher

John R. Wiley = 1



VICINITY MAP

SCALE 1"=1000'

BACK RIVER

PLAT FOR VARIANCE TO ZONING.

7113, 7115 ELLA AVENUE

LYNCH, POINT

LOTS 18 & 19 WPC 8-38

15TH ELECTION DISTRICT BALTIMORE CO., MD

SCALE 1" = 20'

APRIL 26, 1979

GENERAL NOTES

EXISTING ZONING DR 5.5

PROPOSED ZONING OR5.5 WITH VARIANCES TO ALLOW
50' LOT WIDTHS IN LIEU OF THE
REQUIRED 55'

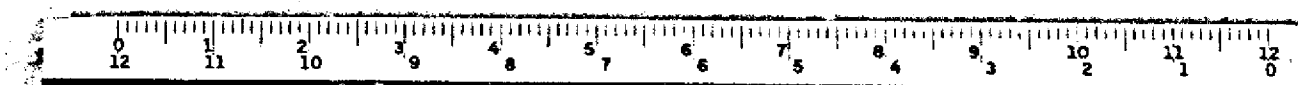
AREA OF PARCEL 16117.2^d = 0.37 Ac±
AREA OF BLES 1292^h
COVERAGE 15.2%

BACK RIVER



SPELLMAN, LARSON & ASSOCIATES INC.

Tonaw, Maryland 21204
823-3535



79019

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Peter Green, legal owner...of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.30.1 to permit lot widths of 50' in lieu of the required 55' for Lots 18 and 19 and to allow a side yard setback of 7' for the existing dwelling on lot 18 in lieu of the required 10'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

These recorded lots in Lynch Point are only 50' wide. They do not meet the present zoning building lot width requirement of 55'. Therefore, this variance is being requested to allow the 50' recorded lot widths on lot 18 and 19.

For other reasons to be determined at the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser Peter Green Legal Owner
Address 1807 Snow Meadow Lane Apt 301
Baltimore, MD. 21204 484 2474
Petitioner's Attorney _____
Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of February, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 1st day of May, 1980 at 9:30 o'clock A.M.

(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SW/S of Ella Ave., 350' : OF BALTIMORE COUNTY
SE of Grace Rd., 15th District
PETER GREEN, Petitioner : Case No. 80-221-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Km. 223, Court House
Towson, Maryland 21204
494-2188

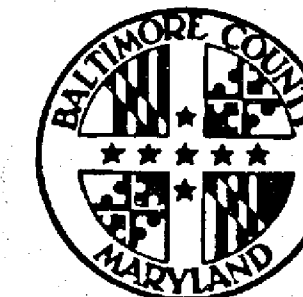
I HEREBY CERTIFY that on this 8th day of April, 1980, a copy of the foregoing Order was mailed to Mr. Peter Green, 1807 Snow Meadow Lane, Apt. 301, Baltimore, Maryland 21209, Petitioner.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Peter Green
1807 Snow Meadow Lane
Baltimore, Maryland 21209

cc: Spellman, Larson & Assoc.
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 19th day of February, 1980.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Peter Green
Petitioner's Attorney _____

Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 21, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Peter Green
1807 Snow Meadow Lane
Baltimore, Maryland 21209

RE: Item No. 167
Petitioner - Peter Green
Variance Petition

Dear Mr. Green:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct a dwelling on a 50' lot, leave the existing dwelling remain on a similar sized lot and legalize the existing side setback of this structure, these Variances are required.

In accordance with our conversation, you also own lot 20. However, a Variance was not requested, because you propose to locate a dwelling at a point where the width of this lot is at least 55'.

Particular attention should be afforded to the comments of the Department of Permits and Licenses.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Item No. 167
Variance Petition
April 21, 1980

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:chk

Enclosures

cc: Spellman, Larson & Assoc.
Towson, Md. 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 25, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #167 (1979-1980)
Property Owner: Peter Green
S/W/S Ella Ave. 350' S/E Grace Rd.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for Lots 18 and 19 and to permit a side setback of 7' in lieu of the required 10' for the existing dwelling on lot 18.
Acres: 0.37 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Ella Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 40-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The property to be developed is located adjacent to tidewaters. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basement) of residential development and other special construction features are required.

Item #167 (1979-1980)
Property Owner: Peter Green
Page 2
March 25, 1980

Water and Sanitary Sewer:

The 8-inch public water main in Ella Avenue (Drawing #46-0092, File 3) terminates approximately 20 feet westerly of Lot 19 of Block "T", Lynch Point (W.P.C. 8, Folio 38).

There is a fire hydrant at the intersection of Alice Avenue and River Drive Road.

There is public 8-inch sanitary sewerage in Ella Avenue (Drawing #49-1034, File 1).

Very truly yours,

Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: W. Munchel

P-SE Key Sheet
20 SE 33 Pos. Sheet
SE 5 I Topo
111 Tax Map

UPPER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

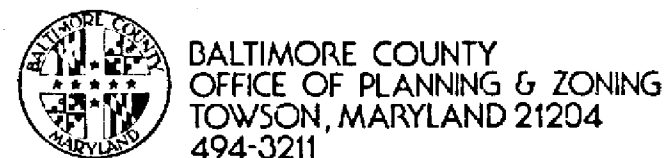
Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of May, 1980, that the herein Petition for the Variance(s) to permit lot widths of 50 feet for Lots 18 and 19 in lieu of the required 55 feet and a side yard setback of 7 feet for the existing dwelling on Lot 18 in lieu of the required 10 feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

John M. H. Jung
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County



JOHN F. SEYFFERT
DIRECTOR

March 11, 1980

Mr. William E. Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #167, Zoning Advisory Committee Meeting, February 19, 1980, are as follows:

Property Owner: Peter Green
Location: SW/S Ella Avenue 350' SE Grace Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for lots 18 and 19 and to permit a side setback of 7' in lieu of the required 10' for the existing dwelling on lot 18.

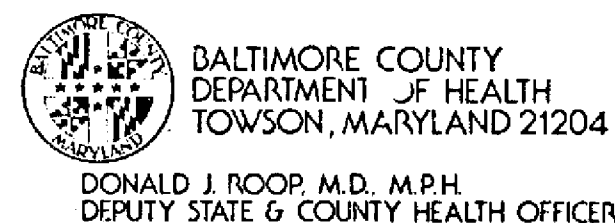
Acres: 0.37
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

March 21, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 167, Zoning Advisory Committee meeting of February 19, 1980, are as follows:

Property Owner: Peter Green
Location: SW/S Ella Avenue 350' SE Grace Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for Lots 18 and 19 and to permit a side setback of 7' in lieu of the required 10' for the existing dwelling on Lot 18.

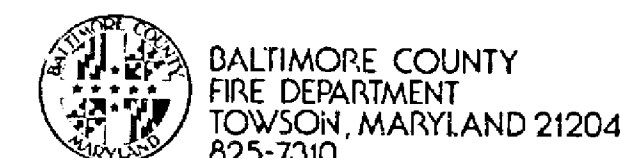
Acres: 0.37
District: 15

Metropolitan water and sewer is available; therefore, no health hazards are anticipated.

Very truly yours,

James J. Forrest
James J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IUF/mw



PAUL H. REINCKE
CHIEF

February 29, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Peter Green

Location: SW/S Ella Ave. 350' SE Grace Rd.

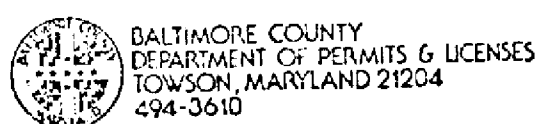
Item No: 167 Zoning Agenda: 2-19-80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *James J. Forrest* Noted and Approved: *George M. Hagood*
Planning Group Fire Prevention Bureau
Special Inspection Division



RED ZALESKI JR.
DIRECTOR

February 26, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #167 Zoning Advisory Committee Meeting, February 19, 1980 are as follows:

Property Owner: Peter Green
Location: SW/S Ella Ave. 350' SE Grace Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for Lots 18 and 19 and to permit a side setback of 7' in lieu of the required 10' for the existing dwelling on Lot 18.

Acres: 0.37
District: 15th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, and other applicable Codes.
- X B. A building/_____ permit shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/4.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer, certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
- X I. Comments: SPECIAL NOTE: Dwellings in areas subject to inundation may be prohibited from having a basement- See the Section of Code attached.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CED:raj

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS

BILL 199 - 79 BALTIMORE COUNTY BUILDING CODE 1978

EFFECTIVE MARCH 1, 1980

SECTION 319.0 A new section added to read as follows:

SECTION 319.0 Construction in Areas Subject to Flooding.

319.1 Areas Subject to Inundation by Tidelaters.

1. Where buildings or additions are built in areas subject to inundation by tidelaters, the lowest floor (including basement) shall not be lower than one (1) foot above the 100 year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive. Such buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure, be constructed with materials resistant to flood damage.

2. Crawl spaces under buildings constructed in the tidal flood plain as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require onsite waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

319.2 Riverine areas subject to inundation by surface waters within the 100 year flood plain.

1. No structure or additions shall be allowed within the 100 year flood plain of any watercourse. The 100 year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive; this determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 106.0 or 123.0 as applicable, except that rebuilding or residential dwellings units damaged in excess of 50 percent of physical value shall also be governed by the provisions of subsection 319.1 of this section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 319.1 when damage exceeds 50 percent of physical value.

EEJ/

Charles E. Burnham

PETITION FOR VARIANCE

15th District

ZONING: Petition for Variance for lot widths and side yard setbacks

LOCATION: Southwest side of Ella Avenue, 350 feet Southeast of Grace Road

DATE & TIME: Thursday, May 1, 1980 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit lot widths of 50 feet in lieu of the required 55 feet for Lots 18 and 19 and a side yard setback of 7 feet for the existing dwelling on Lot 18 in lieu of the required 10 feet

The Zoning Regulation to be excepted as follows:

Section 1802.30.1 - Development Standards for Small Lots or Tracts

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Peter Green, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, May 1, 1980 at 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: _____ Date: April 8, 1980
John D. Seyffert, Director
FROM: _____ Office of Planning and Zoning
SUBJECT: Petition No. 80-221-A Item 167

Petition for Variance for lot widths and side yard setbacks
Southwest side of Ella Avenue, 350 feet Southeast of Grace Road
Petitioner - Peter Green

Fifteenth District

HEARING: Thursday, May 1, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ab

March 28, 1980

Mr. Peter Green
1807 Snow Meadow Lane - Apt. 301
Baltimore, Maryland 21209

NOTICE OF HEARING

RE: Petition for Variance - SW/S Ella Avenue, 350' SE of Grace Road
Case No. 80-221-A

TIME: 9:30 A.M.

DATE: Thursday, May 1, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 18, 1980

Mr. Peter Green
1807 Snow Meadow Lane, Apt. 301
Baltimore, Maryland 21209

RE: Petition for Variance
SW/S Ella Ave., 350' SE
of Grace Road
Case No. 80-221-A

Dear Mr. Green:

This is to advise you that \$57.00 is due for
advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and
remitt to Sandra Jones, Room 113, County Office Building, Towson,
Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:ej



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 15, 1980

Neil J. Lewis, Esquire
235 Equitable Building
Baltimore, Maryland 21202

RE: Petition for Variance
SW/S of Ella Ave., 350' SE of Grace
Rd. - 15th Election District
Peter Green - Petitioner
NO. 80-221-A (Item No. 167)

Dear Mr. Lewis:

I have this date passed my Order in the above captioned matter in accordance
with the attached.

Very truly yours,

JEAN H. MESSIAH, III
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel



SPELLMAN, LARSON
& ASSOCIATES, INC.

SUITE 110 - JEFFERSON BUILDING
103 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-3535

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
LOUIS J. PIASECKI, P.E.

DESCRIPTION FOR VARIANCE TO ZONING NO. 7113 AND NO. 7115 ELLA AVENUE, 15th DISTRICT,
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the southwest side of Ella Avenue,
20 feet wide, at the distance of 350.00 feet measured southeasterly along the
southwest side of Ella Avenue from the southeast side of Grace Road and running
thence and binding on the southwest side of Ella Avenue South 62 Degrees 06 Min-
utes 12 Seconds East 100.00 feet thence leaving the Southwest side of Ella Avenue
and running South 27 Degrees 53 Minutes 48 Seconds West 159.36 feet to the edge
of Back River and running thence and binding on Back River North 68 Degrees
12 Minutes 47 Seconds West 10.61 feet, North 66 Degrees 04 Minutes 41 Seconds
West 14.37 feet and North 67 Degrees 59 Minutes 20 Seconds West 75.52 feet
thence leaving Back River and running North 27 Degrees 53 Minutes 48 Seconds
East 169.23 feet to the place of beginning.

Containing 0.37 acres of land, more or less.

4-27-79



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

April 21, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

This department has no comment for the items #165, 166, and 167.

Very truly yours,

Michael S. Flanigan
Traffic Engineering Associate II

MSF/mjm

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 7 day of Feb, 1980

Filing Fee \$ 25 Received: Check
Cash
Other

167

Petitioner

Submitted by William E. Hammond, Zoning Commissioner

Petitioner's Attorney

Reviewed by

*This is not to be interpreted as acceptance of the Petition for assignment of a
hearing date.

PETITION MAPPING PROGRESS SHEET

| FUNCTION | Wall Map | | Original | | Duplicate | | Tracing | | 200 Sheet | |
|--|--|----|----------|----|-----------|----|---------|----|-----------|----|
| | date | by | date | by | date | by | date | by | date | by |
| Descriptions checked and outline plotted on map | | | | | | | | | | |
| Petition number added to outline | | | | | | | | | | |
| Denied | | | | | | | | | | |
| Granted by ZC, BA, CC, CA | | | | | | | | | | |
| Reviewed by: <i>WME</i> | Revised Plans: Change in outline or description Yes No | | | | | | | | | |
| Previous case: | Map # | | | | | | | | | |

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 4/13/80

Posted for: Petitioner's Attorney

Petitioner: Peter Green

Location of property: SW/S Ella Ave., 350' SE of
Grace Rd.

Location of Signs: Northward corner of lot 13 bearing
intersection of Ella Ave. & Grace Rd.

Remarks:

Posted by Jean H. Messiah, III Date of return: 4/14/80

Signature
& Received by *WME*
1 sign

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: March 28, 1980 ACCOUNT: 01-662

RECEIVED BY: E. Green Associates, Inc.
FROM: Filing Fee for Case No. 80-221-A

AMOUNT: \$25.00

NO. 86370

2500.00

VALUATION OF SIGNATURE OF CLERK

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: May 1, 1980 ACCOUNT: 01-662

RECEIVED BY: Peter Green
FROM: Advertising and Posting for Case No. 80-221-A

AMOUNT: \$70.00

NO. 088800

570.00

VALUATION OF SIGNATURE OF CLERK

PETITION FOR VARIANCE
15th DISTRICT

ZONING: Petition for Variance for
lot widths and side rear setbacks

LOCATION: Southwest side of Ella
Avenue, 350 feet Southeast of
Grace Road

DATE & TIME: Thursday, May 1,
1980 at 9:30 A.M.

PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of
Baltimore County, will hold a public
hearing.

Petition for Variance to permit lot
widths of 30 feet in lieu of the re-
quired 35 feet for Lots 18 and 19 and
a side yard setback of 7 feet for
the existing dwelling on Lot 18 in
lieu of the required 10 feet.

The Zoning Commission will be ex-
ercised as follows:

Section 1902.20.1 - Development
Standards for Small Lots or Tracts

All that parcel of land in the Fif-
teenth District of Baltimore County
beginning for the same at a point
on the southwest side of Ella Ave-
nue, 20 feet wide, at the distance
of 350.00 feet measured southeasterly
along the southwest side of Ella
Avenue from the southeast side of
Grace Road and running thence and
binding on the southwest side of
Ella Avenue South 62 degrees 06 min-
utes 12 seconds East 100.00 feet
thence leaving the Southwest side of
Ella Avenue and running South 27
degrees 53 minutes 48 seconds West
159.36 feet to the edge of Back River
and running thence and binding on
Back River North 68 degrees 12 min-
utes 47 seconds West 10.61 feet,
North 66 degrees 04 minutes 41 sec-
onds West 14.37 feet and North 67
degrees 59 minutes 20 seconds West
75.52 feet thence leaving Back River
and running North 27 degrees 53
minutes 48 seconds East 169.23 feet
to the place of beginning.

Containing 0.37 acres of land,
more or less.

Being the property of Peter
Green, as shown on plat filed
with the Zoning Department
Hearing Date: Thursday, May 1,
1980 at 9:30 A.M.

Public Hearing: Room 106, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.

By Order of:

WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County

April 18

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD., April 20, 1980

THIS IS TO CERTIFY that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once in each
of one time consecutive weeks before the 1st
day of May, 1980, the first publication
appearing on the 10th day of April
1980.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$ 4.50



PETITION FOR VARIANCE

15th District
Zoning: Petition for Variance
for lot widths and side yard setbacks.

Location: Southwest side of Ella Avenue, 350 feet southeast of Grace road.

Date & Time: Thursday, May 1, 1980 at 9:30 a.m.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance to permit lot widths of 50 feet in lieu of the required 55 feet for Lots 18 and 19 and a side yard setback of 7 feet for the existing dwelling on Lot 18 in lieu of the required 10 feet.

The Zoning Regulation to be accepted as follows:

Section 1802.3C.1 Development Standards for Small Lots or Tracts

All that parcel of land in the Fifteenth District of Baltimore County

Beginning for the same at a point on the southwest side of Ella Avenue, 20 feet wide, at the distance of 350.00 feet measured southeasterly along the southwest side of Ella Avenue from the southeast side of Grace road and running thence and binding on the southwest side of Ella Avenue South 89° 06' minutes 12 seconds East 100.00 feet thence leaving the Southwest side of Ella Avenue and running South 27° 53' minutes 48 seconds West 159.36 feet to the edge of Back River and running thence and binding on Back River North 68° 12' minutes 47 seconds West 10.61 feet, North 66° 04' minutes 41 seconds West 14.37 feet and North 67° 59' minutes 20 seconds West 75.52 feet thence leaving Back River and running North 27° 53' minutes 48 seconds East 169.23 feet to the place of beginning.

Containing 0.37 acres of land, M/L.

Being the property of Peter Green, as shown on plat plan filed with the Zoning Department.

Hearing Date: THURSDAY, MAY 1, 1980 AT 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF WILLIAM E. HAMMOND Zoning Commissioner of Baltimore County

For Rent

The Essex Times

Essex, Md., April 10, 1980

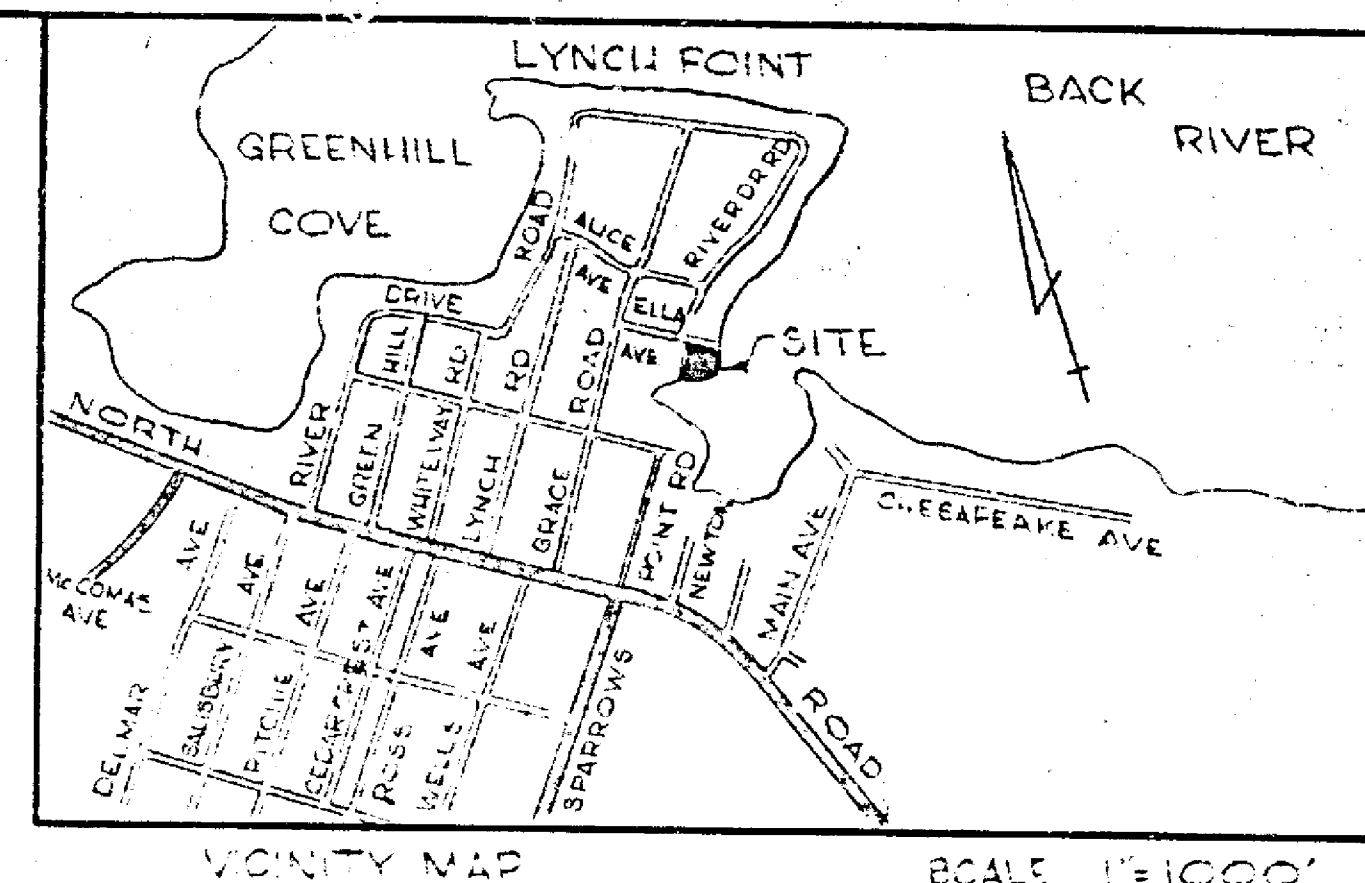
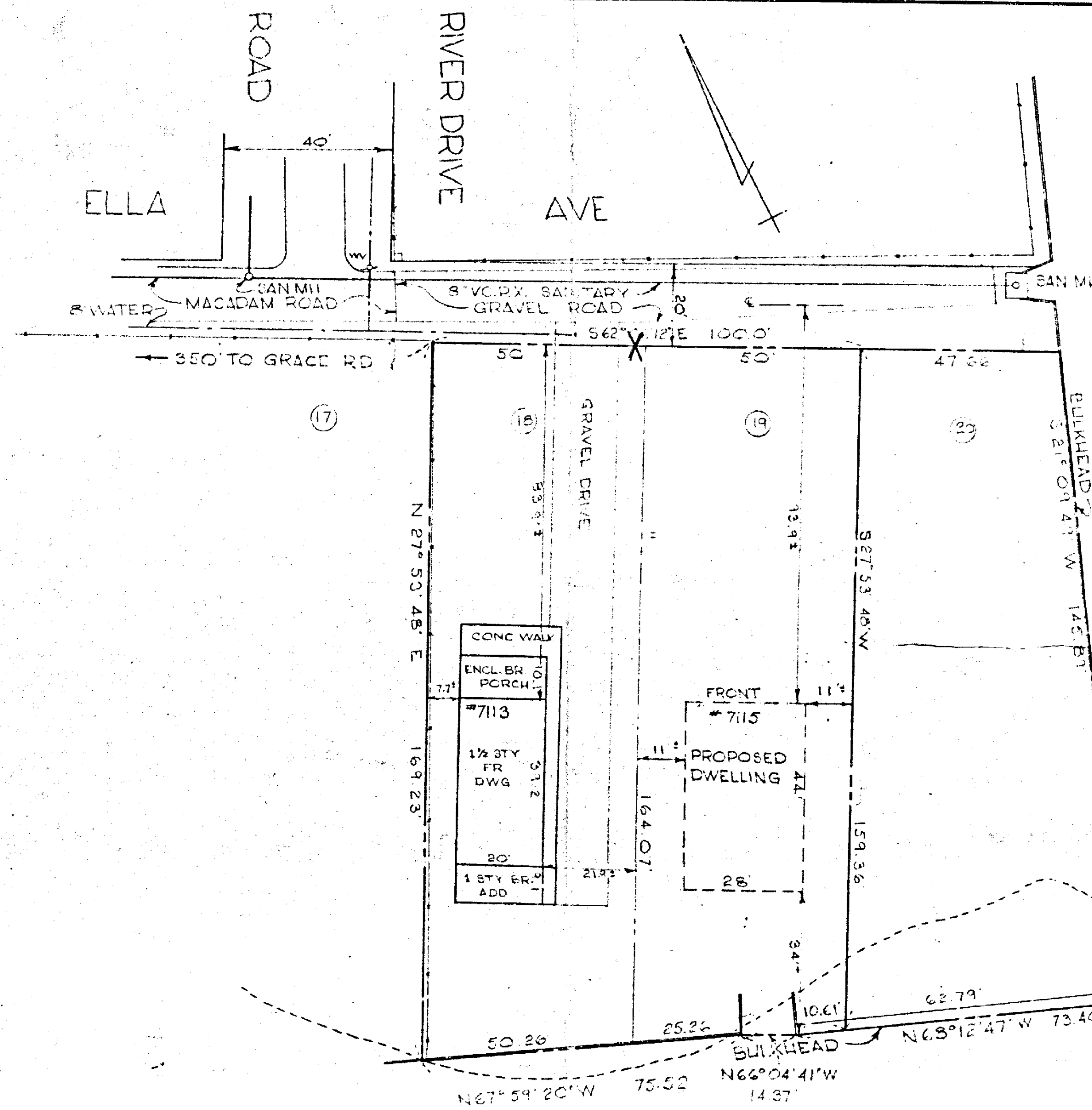
This is to Certify, That the annexed

Petition
Peter Green

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of

one successive weeks before the 10th day of

April, 1980
John D. Witty, Jr. Publisher.



BACK RIVER

PLAT FOR VARIANCE TO ZONING
7113, 7115 ELLA AVENUE
LYNCH POINT
LOTS 18 & 19 WPC 8-38
15TH ELECTION DISTRICT BALTIMORE CO., MD
SCALE 1" = 20' APRIL 26, 1979

Handwritten notes: 36.52, 15, 2-14-80, 17A, 17B, 17C, 17D.

GENERAL NOTES
EXISTING ZONING DR 5.5
PROPOSED ZONING OR 5.5 WITH VARIANCES TO ALLOW 50' LOT WIDTHS IN LIEU OF THE REQUIRED 55'

AREA OF PARCEL 16117.2^d = 0.37 Ac±
AREA OF ELLS 1232.8
COVERAGE 15.2 %



SPELLMAN, LARSON & ASSOCIATES INC.
Towson, Maryland 21204
823-3535

